Capitol Campus Design Advisory Committee
June 6, 2016

Capitol Campus Planning
Purpose: Information

The purpose of this agenda item is to update the Campus Design Advisory Committee (CCDAC) on two Capitol Campus planning projects, the State Capitol Master Plan and Capitol Campus Predesign planning projects. Lenore Miller, Enterprise Services Asset Manager will present the agenda item.

Background

In the 2015-2017 Capital Budget, the Legislature funded the two planning projects 9listed below with the following legislative provisos:

1. *State Capitol Master Plan – Proviso (Section 1101)*   *$250,000*
    *   Identify potential development sites and infrastructure that may be needed for further development.

2. *Capitol Campus Predesign – Proviso (Section 1100)*   *$200,000*
    *   Develop a predesign that includes, at the minimum, uses for the Pritchard Building and the ProArts site, the General Administration Building replacement or rehabilitation, and the Newhouse Building replacement.
    *   The predesign must identify potential tenants, project costs and schedules.

In late April, Enterprise Services issued a notice to proceed to the firm of Schact|Aslani to provide the planning services for these two planning projects. The key deliverable is an abbreviated predesign that provides development or redevelopment plans for five sites:

*   Pritchard Building site, including the parking lot area
*   Newhouse Building site, including the Press Houses and the Visitor Information Center block
*   General Administration Building site
*   ProArts site
*   120 Union Avenue & Washington street site, eastern half of the block

In addition, a list of potential development sites, including the infrastructure required for future development, will be submitted to the Legislature. Draft and final planning documents will be presented to CCDAC members for feedback and their recommendations to the Director of Enterprise Services and the State Capitol Committee.

Status

The consultant Schacht|Aslani is currently in the information gathering and discovery phase that includes review of previous studies, meetings with key stakeholders and site analysis. The first

stakeholder meetings were held on May 11 that included a diverse group of stakeholders. At the May 19 meeting, the results of the stakeholder meetings will be shared with CCDAC.

Future action includes:

- In late May or early June, Schacht|Aslani will present discovery information and initial program assessment along with preliminary site analysis.

- Schacht|Aslani will present alternatives/preferred options for the development sites in late June or early July.

- The preferred alternatives will be developed and presented by Schacht|Aslani in August for final comments from stakeholders, CCDAC, OFM, Legislative administrators, DES and the State Capitol Committee.

- The final report will be submitted to the legislative fiscal committees by November 1, 2016.

In addition to meeting the legislative proviso requirement, the planning projects provide development plans to inform the update to the 2006 State Capitol Master Plan's *Future Development Opportunities section*. The update to the Master Plan will also include changes (additions/deletions) to designated development sites. Reference: See pages OS-1 to OS-11 at this link to the 2006 State Capitol Master Plan

Next Steps

- Schacht|Aslani will continue to make progress on the project scope of work.
- Enterprise Services will review the opportunity site work completed by the Master Plan Work Group in 2015 to identify recommended changes to the future development opportunity sites section of the *2006 Master Plan for the Capitol of the State of Washington*.
- In collaboration with OFM, legislative administrators, Schacht|Aslani and other stakeholders, Enterprise Services will identify possible improvements to the Master Plan's Highest and Best Use chart.
- Draft recommendations on topics above will be presented to CCDAC at the next CCDAC meeting to seek guidance on the alternatives/preferred options for the development sites.